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CP02-0046

FILE:

PA98-0139

**DATE:** October 2, 2002  
**TO:** RECORD/FILE/APPLICANT  
**FROM:** Chad G. Brown, Chief, CPSD/Site Planning Section  
**SUBJECT:** Changed Plan CP02-0046 For Project No. PA98-0139 – Newport Coast PC  
Planning Areas 4A, 4B, and 12C  
**APPLICANT:** Irvine Community Development

The subject Changed Plan has been reviewed by Bill Melton of the Current Planning Services Division and the determination has been made, as authorized by the Conditions of Approval, that the proposed changes are in substantial compliance with the original approval action by the Planning Commission.

This Changed Plan proposes to add 22 additional dwelling units (DUs) within PA 4A and 4B (as shown in the table below) by means of reducing lot sizes through adjusting lot (width) lines within VTTM 15613 (Revised). This changed plan results in only minor modifications to the internal street alignments and the gross acreages for each development area will remain the same.

Development Area	Approved DUs	Proposed DUs	+ Change
4A-1	80	82	+2
4A-2	64	73	+9
4A-3	36	39	+3
Subtotal	180	194	+14
4B-1	51	59	+8
4B-2	49	49	0
Subtotal	100	107	+7
<b>4A and 4B Totals</b>	<b>280</b>	<b>302</b>	<b>+22</b>

This Changed Plan reduces the amount of grading required for PA 4A and 4B. The following is a detailed summary of the grading quantity changes within each affected Development Area:

Development Area	Approved Cut/Fill	Proposed Cut/Fill	+/- Change
4A-1	163,000/225,800	159,000/220,300	-4,000/-5,500
4A-2	193,700/68,300	172,200/60,700	-21,500/-7,600
4A-3	80,000/51,700	72,000/46,500	-8,000/-5,200
Subtotal	436,700/345,800	403,200/327,500	-33,500/-18,300
4B-1	43,400/114,300	37,500/98,900	-5,900/-15,400
4B-2	74,600/94,900	74,600/94,900	0/0
Subtotal	118,000/209,200	112,100/193,800	-5,900/-15,400
<b>4A and 4B Totals</b>	<b>554,700/555,000</b>	<b>515,300/521,300</b>	<b>-39,400/-33,700</b>

This Changed Plan also provides for a new 2.6-acre recreation center site within Development Area 4B-1. Grading for the site is approved through this Changed Plan; however, a separate Coastal Development Permit application will be submitted in order to provide the construction level details for this private recreation center. Once all entitlements for the new recreation center have been secured and the appeal periods have lapse, the Irvine Community Development Company will vacate the Coastal Development Permit for the Muddy Canyon equestrian center and recreation facility previously approved in Planning Area 12C under Planning Application PA98-0187. In connection with the future vacation of the Muddy Canyon equestrian center, this Changed Plan eliminates the access road (and associated grading) and the bridge proposed under PA98-0187. This access road for the Muddy Canyon equestrian center provided for in Planning Area 3B was previously deleted with the approval of Changed Plan CP02-0023.

This Changed Plan also includes boundary adjustment between Planning Area 4A/4B and 12B/12C for the addition of the future recreation center in Development Area 4B-1. This adjustment results in no increase or decrease in gross acreage in either PA 4A/4B or 12B/12C.

**CONDITION:**

Prior to the issuance of the first building permit for the proposed private recreation facility in Planning Area 4B, a Coastal Development Permit shall be approved by the Planning Commission.

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Chad G. Brown, Chief  
CPSD/Site Planning Section

**NOTES:**

**The Changed Plan submittal package has been formatted to include the original PA98-0139 with its approvals and incorporates the previous changes to PA98-0139 approved under Changed Plan CP00-0064.**

This approval applies to discretionary actions related to the Orange County Zoning Code.

Approval of this changed plan does not include other approvals required to comply with County procedure.